SEC Mail FORMAD Processing Section

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

MAY 12 2008

FORM D

Washington, DC 106

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

143	3 <i>5</i> 6	268
OME	3 APPRO	VAL
OMB Num		3235-0076
Expires: Estimated	May 3	1,2008
Estimated	averáge	burden
hours per	response	e 16.00

SEC USE ONLY							
Profix	Serial						
DATE R	ECEIVED						
Ī	1						

Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6)	ULOE
Type of Filing:	
A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.) 1031 Operations Corp	08048629
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
845 Mahler Road, Suite 166, Burlingame, CA 94010	415-694-8830
Address of Principal Business Operations (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
(if different from Executive Offices)	415-694-8830
Brief Description of Business	
Providing services to Qualfied Intermediaries engaged in Section 1031 like-kind exhanges.	
	PROCESSED
Type of Business Organization corporation limited partnership, already formed other (p	please specify):
business trusi limited partnership, to be formed	MAY 1 9 2008
Month Year	WM1 1 9 2000
Actual or Estimated Date of Incorporation or Organization: 06 07 Actual Estimated Date of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State	INOMIONIA KEOTEKO
CN for Canada; FN for other foreign jurisdiction)	
GENERAL INSTRUCTIONS	
Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D 077d(6).	or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.
When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given b which it is due, on the date it was mailed by United States registered or certified mail to that address.	
Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20	549.
Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually photocopies of the manually signed copy or bear typed or printed signatures.	ly signed. Any copies not manually signed must be
Information Required: A new filing must contain all information requested. Amendments need only reporthereto, the information requested in Part C, and any material changes from the information previously suppose filed with the SEC.	
Filing Fee: There is no federal filing fee.	
State:	
accompany this form. This notice shall be filed in the appropriate states in accordance with state law.	Securities Administrator in each state where sales ir the exemption, a fee in the proper amount shall
ATTENTION	
are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim fo accompany this form. This notice shall be filed in the appropriate states in accordance with state law, this notice and must be completed.	r the exemption, a fee in the proper amount so The Appendix to the notice constitutes a pa xemption. Conversely, failure to file the

A. BASIC IDENTIFICATION DATA Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. General and/or Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director Managing Partner Full Name (Last name first, if individual) Dick Griffith Business or Residence Address (Number and Street, City, State, Zip Code) 875 Mahler Road, Suite 166 Burlingame, CA 94010 Beneficial Owner Executive Officer Director General and/or Check Box(es) that Apply: Promoter Managing Partner Full Name (Last name first, if individual) Tom Bottenberg Business or Residence Address (Number and Street, City, State, Zip Code) 875 Mahler Road, Suite 166 Burlingame, CA 94010 Check Box(es) that Apply: Promoter ☐ Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Al Arthur Business or Residence Address (Number and Street, City, State, Zip Code) 875 Mahler Road, Suite 166 Burlingame, CA 94010 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Bruce Reynolds Business or Residence Address (Number and Street, City, State, Zip Code) 875 Mahler Road, Suite 166 Burlingame, CA 94010 Check Box(es) that Apply: Beneficial Owner Executive Officer Director General and/or Promoter Managing Partner Full Name (Last name first, if individual) Pete Clifton Business or Residence Address (Number and Street, City, State, Zip Code) 875 Mahler Road, Suite 166 Burlingame, CA 94010 Check Box(es) that Apply: ☐ Beneficial Owner ☐ Executive Officer ☐ Director General and/or Promoter Managing Partner Full Name (Last name first, if individual) Dean Woolery Business or Residence Address (Number and Street, City, State, Zip Code) 875 Mahler Road, Suite 166 Burlingame, CA 94010 Beneficial Owner Executive Officer Director General and/or Check Box(es) that Apply: Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

					B. [NFORMAT	ION ABOU	T OFFERI	NG		<u>`</u>		
l.	. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?									Yes	No 🔀		
2.	What is	the minim	um investn	nent that w	ill be acce	pted from a	any individ	.ua1?				\$_ ⁵⁰ ,	000.00
3.	Doge th	a offaring	narmit iain	t ownerchi	n of a cina	da unit?						Yes	No
3. 4.												R	
	Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.												
Full	Name (Last name	first, if ind	ividual)									
Bus	iness or	Residence	Address (N	Number and	d Street, C	ity, State. Z	Lip Code)						
 Nan	ne of Ass	sociated Bi	roker or De	aler							-		
Stat						to Solicit							1 Centan
	(Check	An States	s of check	maiviauai	States)	•••••	***************************************	***************************************	•••••••••••		•••••	∐AI	l States
	AL	ΔK	ΛZ	AR	CA	CO	CT	DE	DC)	FI.	GA NOT	HI	ID
	IL MT	NE	IA NV	KS NH	KY NJ	LA NM	ME NY	MD NC	MA ND	MI OH	MN OK	MS OR	MO PA
	RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	(WI)	WY	PR
Full	Name (Last name	first, if ind	ividual)									
Bus	iness or	Residence	Address (1	Number an	d Street, C	City, State,	Zip Code)				<u>. </u>		
Nan	ne of Ass	ociated B	roker or De	alor									
11411	ic or Ass	ociated bi	oker or De	aici									
Stat						to Solicit							
	(Check	"All States	s" or check	individual	States)	••••••••						A1	l States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	IH	ID
		IN N	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT]	NE SC	NV SD	NH)	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR
Full	Name (first, if ind	ividual)									
Bus	iness or	Residence	Address (1	Number an	d Street, C	City, State, 2	Zip Code)						
Nan	ne of Ass	sociated Bi	roker or De	aler						7.4.			
Stat	es in Wh	ich Persor	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers		 		<u>-</u>		
	(Check	"All States	s" or check	individual	States)		***************************************	***************************************	***************************************			☐ AI	l States
	AL	[AK]	ĀZÌ	AR	CA	col	CT	DE	DC	FL	GAI	ΉΠ	[ID]
		IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT	NE	NV	NH	NJ	NM	NŸ	NC	ND	OH	OK	OR	PA
													M

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	5	\$
	Equity		\$ 75,000.00
	☐ Common ☐ Preferred		
	Convertible Securities (including warrants)	5	s
	Partnership Interests		
	Other (Specify)		
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	Number	Aggregate Dollar Amount
		Investors	of Purchases
	Accredited Investors	2	\$_75,000.00
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees		\$_2,000.00
	Accounting Fees	 -	\$
	Engineering Fees	_	\$
	Sales Commissions (specify finders' fees separately)	_	\$
	Other Expenses (identify)	_	<u> </u>
	Total	_	\$ 2,000.00

	C. OFFERING I RICE, NOME	JER OF INVESTORS, EXTENSES AND USE OF I	MOCEEDS	· · · · · · · · · · · · · · · · · · ·
	b. Enter the difference between the aggregate offeri and total expenses furnished in response to Part C— proceeds to the issuer."	Question 4.a. This difference is the "adjusted gross		\$
5.	Indicate below the amount of the adjusted gross pro each of the purposes shown. If the amount for any check the box to the left of the estimate. The total of proceeds to the issuer set forth in response to Part	y purpose is not known, furnish an estimate and the payments listed must equal the adjusted gross		
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees	[\$ 298,900.00	\$
	Purchase of real estate	[<u></u> \$
	Purchase, rental or leasing and installation of macl	hinery [\$	\$
	Construction or leasing of plant buildings and faci			 -
	Acquisition of other businesses (including the valu offering that may be used in exchange for the asse issuer pursuant to a merger)	ts or securities of another		s
	Repayment of indebtedness	•	_	' '
	Working capital			
	Other (specify):	[\$
			\$	
	Column Totals	[\$ 498,000.00	S_0.00
	Total Payments Listed (column totals added)		□ \$ <u></u> 49	8,000.00
		D. FEDERAL SIGNATURE		
sig	issuer has duly caused this notice to be signed by the nature constitutes an undertaking by the issuer to furnished by the issuer to any non-accr	nish to the U.S. Securities and Exchange Commis	sion, upon writter	
lss	er (Print or Type)	Signature A Do A	Date	
10	31 Operations Corp	y. Felle Clyton	May }, 2008	
Na	ne of Signer (Print or Type)	Title of Signer (Print or Type)	·····	
Pet	e Clifton	CFO		
_		L		

- ATTENTION -----

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No K
	Con A-monding Column & for state seconds		

- See Appendix, Column 5, for state response.
- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature Date Date
1031 Operations Corp	1). Killy Clifton May 2, 2008
Name (Print or Type)	Title (Print or Type)
Pete Clifton	CFO

Instruction.

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX										
1	Intend to non-a investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)			5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
AL										
AK										
AZ										
AR										
CA			Equity \$500,000	1	\$50,000.00				×	
со										
СТ							,			
DE										
DC										
FL										
GA										
ні										
ID										
IL										
IN										
IA										
KS										
KY						_ <u> </u>				
LA										
МЕ										
MD	,	. ,					, , , , , , , , , , , , , , , , , , , ,			
MA										
МІ		v								
MN			Equity \$500,000	1	\$25,000.00				×	
MS										

APPENDIX											
1	Intend to non-a investor:	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
МО											
MT							I				
NE											
NV											
NH											
NJ											
NM											
NY											
NC											
ND											
ОН											
ОК											
OR											
PA											
RI								, and the second			
SC											
SD											
TN											
TX											
UT											
VT											
VA											
WA											
WV											
WI		_									

	APPENDIX											
1		2	3		4							
	to non-a	I to sell accredited as in State B-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				lification ate ULOE , attach ation of granted) -Item 1)			
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No			
WY												
PR												

